

Rockville's Pike: Public Comments on Character

What the public had to say about:

Visual Character: Architecture, Design and Landscaping

“There should be design standards to promote a uniform look and a sense of place: a place where people gather.”

“Require tenants’ building façades to have true quality and appealing architectural style and materials.”

“Remove overhead utility lines as recommended in existing Rockville Pike Plan.”

“Additional landscaping, architectural detail and wide sidewalks (like streetscape) make a big difference.”

“Make driving and walking more visually pleasant with green space, interesting and varied architecture, signage, and plantings.”

“Gray needs to be turned green if the Pike is to have a different character and appearance.”

“Would like to see variety of pleasing architecture that complement each other. Not a singular look with fake looking facades.”

“We want successful architecture that stands up to time in both style and durability.”

“Is traditional nostalgic architecture the only vision of quality urbanism?”

Pedestrians, Bicycles and Public Transportation

“Making Rockville’s Pike more pedestrian and biker friendly which will bring about more community unity and interaction.”

“Expand Pike with service lanes and bike lanes with on-street parking.”

“Add more green spaces and make it pedestrian friendly.”

“Prioritize pedestrians at intersections.”

“Development should attract pedestrian interest with large street-front windows and connecting walkways in front of all storefronts.”

“Goldman Sachs predicts \$300 a barrel of oil within 10 years. We need a plan to leave oil before oil leaves us.”

“Rte. 355 as a multi-way Boulevard! (To accommodate future transit opportunity). Build-to lines to form a public realm at street level.”

“A dedicated bus lane on 355 encourages more ridership and faster travel.”

Street Network and Connectivity

“Ensure that the two sides of Rockville are connected in a manner that is functional and beautiful.”

“Ensure maximum accessibility (multiple entrances, alternative access) to high traffic shopping centers.”

“Increase access to Pike from neighborhoods, especially on the east side, so residents can easily walk and bike.”

“Catalyst sites should enhance network/connections to neighborhoods and Metro.”

“Make the road more like a boulevard and less like a commuter route.”

“Reduce traffic friction along Pike by closing mid-block median cuts and allow left turn movements only at controlled intersections.

“Need new parallel streets to ease congestion. Need creative intersection design to mitigate left turn stacking.”

Land Use and Lot Configuration

“Get rid of some of the surface parking lots; instead build underground parking or parking buildings.”

“Make sure streetscape encourages walking. Hide parking behind stores.”

“Reconsider footprint of parking to make it more efficient and use some land for landscaping.

“I would like to see store fronts close to sidewalks and parking in rear.”

“Bring new buildings up to the street and create wide sidewalks buffered by an adjacent green space which will protect pedestrians from the road.”

Mixed-use Development and Place-making

“There is a need for more diversity in housing types (mixed use) and in creating destinations and gathering spots.”

“Encourage land use and zoning that incentivizes assemblage of properties and mixed use redevelopment including housing.”

“I agree that vertical mixed use needs emphasis. Great design is a must! Sense of place creation is important.”

“Income-diverse housing will help sustain the retail workforce and streetlife vitality.”

Environment

“Why cant Rockville Pike be a model for sustainable development, meaning development that greatly improves the built and natural environment?”

“Woodmont Country Club provides tremendous mitigating benefits to counter the air and water pollution of the adjacent built environment.”

“In such an intense, urban-like environment in terms of pavement and vehicle traffic, cutting edge and future best practices should be required, subject to change as the standards change. This includes the planting and maintaining of large, high quality trees along every street, but particularly along Rockville Pike.”

“Avoid monocultures in tree scaping. Diversify species.”